

Rockwell Farm Homeowner's Association

Winter 2016 Newsletter

Rockwell Farm HOA, P.O. Box 22404, Knoxville, TN 37933

On Email at rockwellfarmhoa@gmail.com

On the Web at <http://www.rockwellfarmhoa.com>

& on Facebook at Rockwell Farm Homeowner's Association

Important Dates

December 4, 1:00 p.m.—Ladies Holiday Luncheon, details TBD

December 18, 3:30 p.m.—Cookie Decorating, pool house

January 15, 7:00 p.m. — Board Meeting, pool house

News from the Board

Board Elections

The Board wishes to thank outgoing Board members Glenn Coppock and Ed Saunders. The Board welcomes new members Dave Harry and Nick Vantrease, who were elected on October 30, 2016. The Board met November 6 to select positions for the coming year. Positions for the 2016-2017 term are as follows:

Dave Harry — President

Justin Brown — Vice President, Grounds

Rachel Chenot — Vice President, Pool

Nick Vantrease — Treasurer

Laurie Varma — Secretary

Meeting on Large Expenses Planned for 2017

Our next Board meeting will focus on scheduling and financing the tree replacement and pool repair projects. Please plan to attend the meeting on January 15, 2017, 7:00 p.m. at the pool house.

Ladies Holiday Luncheon & Gift Exchange

Join the HOA Board for our annual Ladies Luncheon and Gift Exchange! Enjoy the company of neighbors on Sunday, December 4, at 1:30 p.m., at Abuelo's in Turkey Creek. Bring a wrapped gift valued at \$10 to participate in the gift exchange! Please RSVP by December 1st to rockwellfarmhoa@gmail.com.

Cookie Decorating

Kids of all ages are welcome to have a sweet holiday treat on us on Sunday, December 18, at 3:30 p.m. in the pool house. Egg-free, nut-free cookies will be available for decorating. See you there!

Welcome Welcome Welcome

Rockwell Farm HOA
would like to welcome
our newest neighbors!

Jason & Susan Smith

Matt & Lynn Miller

Jonathan & Jackie Bowling

John & Amy Yander

Todd Haddad

Venumadhav Kuppuru

Mark & Wendy Gabriel

2015-16 Accomplishments

Dear Members:

The following are some of the achievements and highlights from this past year:

1. Our neighborhood has 179 households and 1 undeveloped lot. Fifteen new families have joined Rockwell Farm!
2. The Grounds Committee maintained the Board's relationship with effective, dependable landscaping professionals and worked with the Town of Farragut to address needs for road repair and clipping on the walking trails.
3. The Grounds Committee researched options for handling the tree replacement project at the front entrance, as well as received bids from contractors to do the work.
4. The Pool Committee got all six security cameras in and around the pool house back online. The pool was closed and winterized in early October.
5. The Pool Committee patched a rough spot in the pool in preparation for an anticipated pool resurface and re-tile in 2017. Leaks around the pool light and filters were repaired; old and broken pool fixtures were replaced.
6. The Pool Committee pursued and received three bids for resurfacing; our Chair has chosen Quality Pools at \$13,500 to be started and completed in April 2017. The Pool Committee is in the process of seeking repair estimates for Pool house roof damage and replacement of torn screens.
7. The 2015-16 budget was approved in February 2016 and mailed to homeowners with dues notices in March. A small increase to dues allowed us to begin to rebuild our savings in anticipation of the pool repairs and tree replacements slated for 2017.
8. Nearly 100% of all homeowners are current with their dues. Nearly 100% of all initiation fees have been collected from new homeowners.
9. The Welcoming Committee has been actively visiting new residents in Rockwell Farm to help make them feel at home. We've been happy to greet 19 new neighbors this year!
10. The Board hosted a Fall Fest in November 2015, Cookie Decorating and a Ladies Lunch/Gift Exchange in December 2015, an Egg Hunt and Neighborhood Sale in April 2016, and an End of the School Year pool party in May 2016.
11. The Board paired with Old Stage Hills to create additional foot traffic to our Neighborhood Sale and share advertising costs.
12. The Secretary continues to keep the neighborhood up-to-date with a quarterly newsletter and communication via email and message board.

The Board addressed a number of concerns this past year, including nuisance behaviors related to pets, neighborhood solicitations, speeding, and yard and home upkeep.

The HOA is currently seeking help with the following:

Grounds committee members for tree replacement project

Pool committee members

Front-entrance decorations

Farragut Fun

Light the Park, Monday, November 28, 6:00-7:00 p.m., Founders Park at Campbell Station. The Town of Farragut and Farragut Business Alliance will unveil holiday cheer at Founders Park at Campbell Station with 100,000 lights this year! The free event will also feature live entertainment and refreshments. Visit the park all through the month of December! Outdoor bathrooms will be open daily until 9:45 p.m.

Celebrate the Season, Thursday, December 1, 4:30-7:00 p.m., Farragut Town Hall. This free event features photos with Santa, cookie decorating, crafts, Farragut Museum tours, and entertainment.

Veteran's Reception and Day of Infamy presentation, Monday, December 5, Farragut Town Hall. The reception will begin at 6:00 p.m. and feature light refreshments. The presentation will begin at 7:00 p.m.